

DD 009197-01-01



Outline is only a rough approximation. Please refer to Director's Deed and maps for details and accuracy.

Vacant Site

0.82 Acre +/-

Minimum Bid

\$45,000

**A separate \$1,000 Cashier's check or Money Order is required
for EACH successful bid**

Sold in "As-Is" Condition

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Parcel Location

Northwest corner of Mono Way and the old Hess Ave.

East of N. Hess Ave. Sonora , CA 95370

Zoning

Currently zoned A-1 (Agriculture).

Possible zoning change to C-1 (Commercial)

Prospective buyers are advised to consult with Tuolumne County Planning Department to verify zoning and potential uses.

Utilities

Gas and electric available to the area.

Prospective buyers are advised to check with Tuolumne Utilities District and Pacific Gas and Electric to verify the availability of all utility services, connection costs, permit fees, etc.

Encumbrances

Access via Old Hess Rd.

Prospective buyers are advised to consult with Tuolumne County Planning Department to verify the existence of any easement.

**For more information, go to:
www.dot.ca.gov/property**